

U.S. HWY 380 @ SKYLINE DRIVE
COLLIN COUNTY, TEXAS
12.799 ACRES

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE W.H. HUNT SURVEY, ABSTRACT NUMBER 450 AND THE J. DUNBAUGH SURVEY, ABSTRACT NUMBER 257, COLLIN COUNTY, TEXAS, AND BEING A PART OF LOT 4, BLOCK A, OF THE SKYLINE 380 ADDITION, LOTS 3R AND 4, BLOCK A, BEING A RE-PLAT OF LOT 3, BLOCK A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2009, PAGE 310, MAP RECORDS OF COLLIN COUNTY, TEXAS, AND FURTHER BEING A RETRACEMENT SURVEY OF A TRACT OF LAND DESCRIBED IN THE DEED TO SKYLINE/380 INVESTORS, L.L.C., RECORDED IN COUNTY CLERK FILE NUMBER 20070129000119430 REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 4 AND IN THE WEST RIGHT-OF-WAY LINE OF SKYLINE DRIVE, AND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SKYLINE VILLAGE APARTMENTS AS RECORDED IN CABINET G, PAGE 240, SAID MAP RECORDS;

THENCE SOUTH 02 DEGREES 11 MINUTES 27 SECONDS WEST WITH THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 601.50 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 02 DEGREES 47 MINUTES 22 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 372.23 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST CONTINUING WITH THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 0.24 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 43 MINUTES 06 SECONDS WEST CONTINUING WITH THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 148.42 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 23 MINUTES 16 SECONDS WEST CONTINUING WITH THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 12.45 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 25 MINUTES 36 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 110.18 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO SKYLINE/380 COMMERCIAL, L.L.C., RECORDED IN COUNTY CLERK FILE NUMBER 20070129000119440, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 53 MINUTES 18 SECONDS WEST A DISTANCE OF 274.86' ALONG THE WEST LINE OF SAID TRACT LOT 3R TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 88 DEGREES 37 MINUTES 06 SECONDS WEST A DISTANCE OF 194.41' ALONG THE NORTHERN RIGHT OF WAY OF U.S HIGHWAY 380 TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID HEADINGTON REALTY TRACT A DISTANCE OF 275.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS EAST WITH THE WEST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID HEADINGTON REALTY TRACT A DISTANCE OF 601.34 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 4 AND IN THE EAST LINE OF SAID HEADINGTON REALTY TRACT AND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, OF SKYLINE VILLAGE APARTMENTS TRACT;

THENCE SOUTH 89 DEGREES 26 MINUTES 54 SECONDS EAST WITH THE NORTH LINE OF LOT 4 AND THE SOUTH LINE OF SAID LOT 1, BLOCK 1 OF SKYLINE VILLAGE APARTMENTS TRACT A DISTANCE OF 838.55 FEET TO THE POINT OF BEGINNING AND ENCLOSING 12.799 ACRES OF LAND MORE OR LESS.

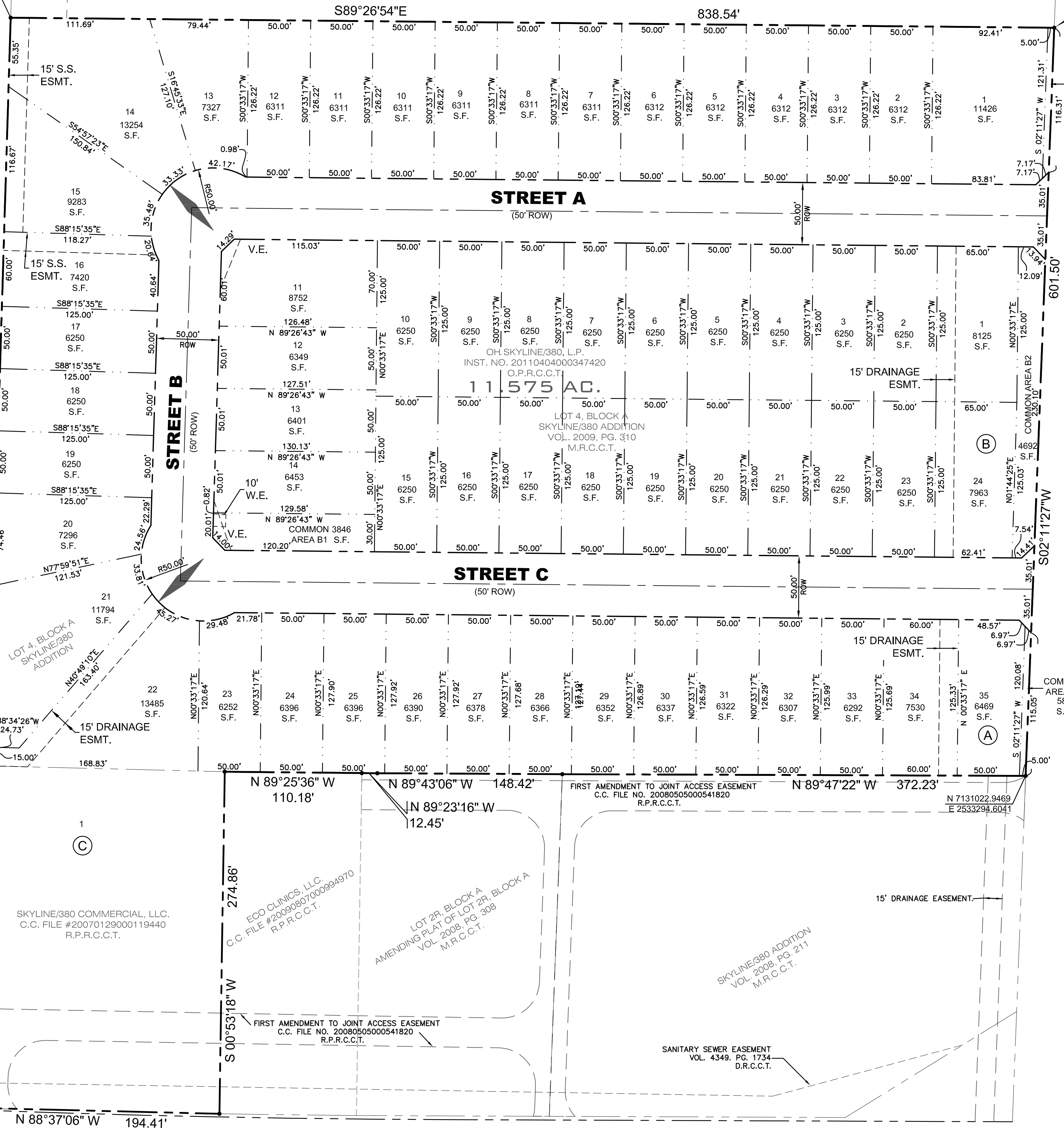
CALLED 166.63 ACRES (TRACT 1) HEADINGTON REALTY & CAPITAL, L.P. VOL. 4836 PG. 851 D.R.C.C.T.

N 7131632.0802
E 2532479.0957

N 01°44'25"E
74.46'

N 01°44'25"E
275.00'

N 88°37'06"W
194.41'

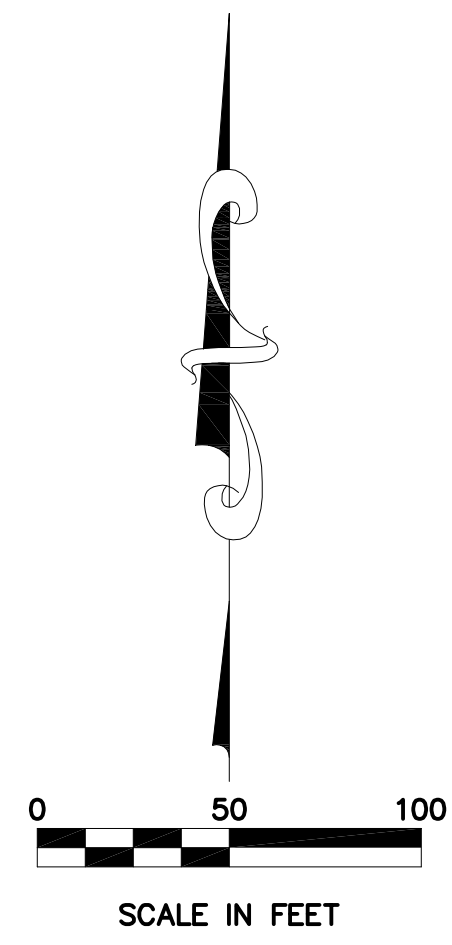


Notes

- 1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the Subdivision Ordinance.
2. A homeowner's association shall be established for maintenance and ownership of all common areas. the establishment of the home owner's association shall be reviewed for approval by the city of mckinney.
3. Preliminary-Final replat for review purposes only.
4. The purpose of this plat is to subdivide property into 50'x125' lots.

SKYLINE VILLAGE APARTMENTS LOT 1, BLOCK 1 CAB. G, PG. 240 M.R.C.C.T.

SKYLINE DRIVE (60' ROW)



Legend of Symbols & Abbreviations
5/8" IRF = 5/8" IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UNLESS OTHERWISE NOTED ALL CORNERS LABELED 5/8" IRF ARE A 5/8" IRON ROD WITH A CAP STAMPED R.P.L.S. 5430.

BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN IN THE FIELD.

PRELIMINARY-FINAL REPLAT
HILLS OF SKYLINE
LOTS 1-35, BLOCK A
LOTS 1- 24, BLOCK B
LOT 1, BLOCK C
4 COMMON AREAS
12.799 ACRES
BEING A RE-PLAT OF LOT 4, BLOCK A, OF THE SKYLINE/380 ADDITION CITY OF MCKINNEY, COLLIN COUNTY

SITUATED IN THE W.H. HUNT SURVEY, ABSTRACT NO. 450 J. DUNBAUGH SURVEY, ABSTRACT 257 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: SKYLINE/380 COMMERCIAL LLC 10210 N. CENTRAL EXPRESSWAY SUITE 300 DALLAS, TEXAS 75231

OWNER: OH SKYLINE/380LP 600 CONGRESS AVE. SUITE 200 AUSTIN, TEXAS 78701
SURVEYOR: MADDOX SURVEYING P.O. Box 2109 Forney, Texas 75126 (972) 564-4416